Accurate and Complete English Translation of the 1918 Deed of Sale

Date of document: 22 May 1918
Place: Sara, Iloilo, Panay, Philippine Islands

Leoncia Matutino, married to Guillermo Arada; Sergia Matutino, married to Cayetano Arada (both accompanied in this act by their respective husbands); and Modesta Matutino, single; all farmers, of legal age, and residents of the Municipality of Sara, Province of Iloilo, Philippine Islands;

Being in the full possession and exercise of our civil rights and therefore having legal capacity to contract and to bind ourselves, we hereby freely and voluntarily declare and make known:

That, for and in consideration of the sum of SIX HUNDRED AND FIFTEEN PESOS (P615.00) Philippine currency, which we have received to our entire satisfaction from Mr. Gregorio Aposaga, farmer, of legal age, resident of Sara, Iloilo, P.I., married to Doña Servanda Bagaygay,

We do hereby SELL, CEDE, CONVEY, and TRANSFER absolutely, irrevocably and in perpetuity unto the said buyer, Mr. Gregorio Aposaga, his heirs, successors and assigns, for the price above stated, the following described parcel of land, together with all its improvements and appurtenances, free and clear of any lien or encumbrance whatsoever, to wit:

A parcel of land located in “Cabutungan”, barrio of Sampunong Bolo, Municipality of Sara, Province of Iloilo, Philippine Islands, with an approximate area of two hectares and fifty ares (2 ha 50 a), bounded approximately as follows:

- On the North by the property of co-vendor Leoncia Matutino
- On the South by the property of the buyer Don Gregorio Aposaga
- On the East by the properties of Don Simeón Franco and Don Eugenio Juaneza (the Chinese)
- On the West by the property of the buyer Don Gregorio Aposaga

We declare that the parcel herein described and bounded was inherited by us from our parents Raymundo Matutino and Lorenza Aberde, and we bind ourselves to warrant and defend the title thereto against any and all claims whatsoever and to answer to the buyer for eviction and warranty in accordance with law.

This sale includes all rights, actions, uses, customs and servitudes appertaining to the said land.

We further declare that the buyer, Mr. Gregorio Aposaga, shall take possession and exercise full dominion over the land sold upon the legalization of this instrument, with full power and authority to sell, transfer or dispose of the same to any person or persons as he may deem convenient to his interests.

IN WITNESS WHEREOF, we sign the present document in Sara, Iloilo, Panay, Philippine Islands, this 22nd day of May, 1918.

Signed:
Leoncia Matutino
Guillermo Arada
Modesta Matutino
Cayetano Arada
Sergia Arada

Signed in the presence of:
Cleto Resano
Ejenia Prada

Source (in Spanish)

Digital image, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3Q9M-CSC2-Y96G-B?view=fullText : accessed 24 November 2025), image 140 of 626; Notarial Records of Sara, Iloilo, Philippines, 1918.

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